BILL GARRETT, Davidson County
Trans:T20100044815 DEEDWARR
Recvd: 07/22/10 09:32 2 pgs
Fees:13.00 Taxes:702.63

20100722-0057262

DEAN GERMAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-20-2013

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $189,900.00

Affiant

Subscribed and sworn to before me, this 18th day of June, 2010.

Notary Public

My commission expires: 8/20/2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas B. Jones **Christy M. Jones**	**Finworth Mortgage**	098090A03600CO
5504 Regatta Blvd.	**2505 21st Avenue South, Suite 204**	
Hermitage, TN 37076	**Nashville TN 37212**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mary Ann Moman, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas B. Jones and Christy M. Jones, husband and wifeas tenants by the entirety

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 217, PLAN OF PHASE ONE, LAKE SHORE, as shown on plat of record in Plat Book 6900, Page 684, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Robin L. Tidwell and Diana L. Chalfant, both unmarried to Mary Ann Moman, married as recorded on the 14th day of September, 2000 in Instrument No. 20000914-0091527 and Quitclaim Deed from Richard W. Moman to Mary Ann Moman as recorded on the 9th day of July, 2004 in Instrument No. 20040709-0081886, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 6900, Page 684, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5504 Regatta Blvd., Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 18th day of June, 2010.

Mary Ann Moman

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, Mary Ann Moman , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2010.

Notary Public

My Commission Expires: 8/20/2013

Seal: DEAN GERMAIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-20-2013